

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
April 20, 2023

I. ROLL CALL: A regular meeting of the Sublette County Planning and Zoning Commission was held in the Commissioners Room of the Sublette County Court House and was called to order at 6:03 pm by Chairperson, Chris Lacinak.

Members Present: Blake Greenhalgh, Pat Burroughs, Chris Lacinak, and Maike Tan

Members Absent: Comm. Ken Marincic

Staff Members Present: Sublette County Planner, Dennis Fornstrom and County Attorney Clayton Melinkovich

Staff Members Absent: Associate Planner, Tess Soll

II. Amendments to the Agenda: None

III. New Business:

1. Approval of April 13, 2023 minutes

Motion by Comm. Greenhalgh to approve the meeting minutes from the April 13th Planning and Zoning meeting. Motion seconded by Comm. Marincic. Motion carried 3/0 with Comm. Tan abstaining.

2. Approval of March 2, 2023, special meeting minutes

Motion by Comm. Burroughs to approve. Motion seconded by Comm. Greenhalgh. Motion carries 4/0.

3. Approval of February 16th minutes and March 30th will be held over until the next meeting to provide all P&Z members an opportunity to review them.

*Comm Lacinak identifies two typos in the February minutes to be addressed.

IV. Public Hearings: Yes

Agenda Item #1. An application by Mary Kay Jensen, Trustee, for their required 10-year review of their existing Conditional Use Permit that allows for the temporary storage of heavy equipment, located within Sections 7, and 12, of T31N, R108W, of the 6th PM of Sublette County Wyoming.

Mr. Fornstrom provides an overview of this application. Mr. Fornstrom points out to the board the exact location of the site where this use takes place. Mr. Fornstrom states that CUP was initially sought in 2002, and renewed in 2008 and 2013. The purpose of this renewal as stated on the initial decision/permit was the projected closing of the facility at some point in the future and be reclaimed to the original agricultural land. The site of the temporary storage yard stores materials such as tanks, pipes, heavy equipment, fencing, and other related miscellaneous materials. The CUP/use has been active for over 20 years. Mr. Fornstrom states he is in favor of the renewal with the current conditions in place. No public comment was received on this application.

*Comm. Marincic joins the meeting. Minute 20:20

The board asked the applicant the following questions. Comm. Greenhalgh asked whether the applicant foresaw a time when this site would be reclaimed.

Public comment: None

Motion by Comm. Burroughs recommends to the Sublette County Commissioners the renewal of the conditional use permit application by Mary Kay Jensen, trustee of the John W. Jensen of the Jensen Family Trust proposal for the purpose of temporary storage of heavy equipment.
Seconded by: Comm. Marincic

Comm. Burroughs makes a friendly amendment to her motion with the following language: having reviewed and consider the eight criteria for a conditional use permit, I proposed that we find that 1) the proposed location with the use is in accordance with the purposes of this resolution and the district in which the site is located and 2) that the proposed location of the use and the conditions under which the use would be operated and maintained will not be detrimental to the public, health, safety or welfare or materially injurious to the property or improvements in the vicinity. I move to approve the conditional use permit application for Mary Kay Jensen for the John W. Jensen family trust 1/2/2009, renewal of the conditional use permit pursuant to Ch. V Conditional Use as provided for in Ch. II Zoning District Sec. III of the Sublette County Zoning Regulation for the Conditional Use for the use of Temporary Storage.

Subject to the following conditions:

- 1) Storage of rigs, equipment, and material shall be setback 300 ft from the Boulder So. County Rd 23-106.
- 2) The conditional use shall expire in a period of ten (10) years from the date of this approval.
- 3) The site shall be kept neat and orderly to minimize visual impacts.
- 4) That no hazardous or chemical materials or hydro-carbons shall be kept on site.

Seconded by: Comm. Greenhalgh

Board Discussion: Brief discussion among board members clarifying motion procedure/language.

Vote:

Comm. Burroughs AYE
Comm. Lacinak AYE
Comm. Greenhalgh AYE
Comm. Marincic AYE
Comm. Tan AYE

Motion Passes 5/0

V. Old Business: Regulation revision discussion. No agenda items for the regular May 18th meeting will fill with regs discussion. What appropriate public notice for public workshops? The reg chapters will be in discussion on May 4th.

VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak at 7:06 p.m.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING


Chris Lacinak, Chairman
Vice Chairman

Attest:

Dennis Fornstrom, Sublette County Planner

*** Please note that a digital audio recording of the meeting is available at the Planning and Zoning Office and online by going to the Sublette County Website. These minutes are a written summation of the meeting.